

DRAFT

MINUTES

***JOINT MEETING OF THE
IMPERIAL BEACH CITY COUNCIL
REDEVELOPMENT AGENCY
PLANNING COMMISSION
PUBLIC FINANCING AUTHORITY
AND
DESIGN REVIEW BOARD***

JUNE 24, 2009

**Community Room (Behind City Hall)
825 Imperial Beach Boulevard
Imperial Beach, CA 91932**

WORKSHOP MEETING – 6:00 P.M.

CALL TO ORDER

MAYOR JANNEY called the Workshop Meeting to order at 6:00 p.m.

ROLL CALL BY CITY CLERK

Councilmembers present:	McCoy, Rose, King
Councilmembers absent:	None
Mayor present:	Janney
Mayor Pro Tem present:	Bragg
Boardmembers present:	Lopez, Phelps, Schaaf
Boardmembers absent:	Bowman
Board Chair present:	Nakawatase
Staff present:	City Manager Brown; City Attorney Lough; Community Development Director Wade; City Clerk Hald

AGENDA CHANGES

None.

PUBLIC COMMENT

MAYOR JANNEY announced a letter was submitted by BOB MILLER expressing concern about height limits, density, and not being informed of the meeting.

ALBERT KNECHT, representative of the Imperial Beach Chapter of the Community Commission for Better Government, submitted a letter as Last Minute Agenda Information; he expressed concern about redevelopment of the Miracle Shopping Center and the former North Island Credit Union site.

BRIAN JONES expressed concern about the proposed increase in height and density; he spoke in support for a minimum ceiling height of 12 feet for commercial/mixed use sites in order to draw retail into those spaces along Old Palm Ave. and the Seacoast C-2 zone.

MICHAEL CAREY spoke about the history of height and density in Imperial Beach; he expressed concern about lack of notification for this meeting; he questioned the process; and he expressed concern about the proposed increase in height to 60 feet.

REPORTS

1. COMMERCIAL ZONING REVIEW – CITY COUNCIL/DESIGN REVIEW BOARD WORKSHOP. (0610-95)

MAYOR JANNEY stated that this is the first time that the City Council and Design Review Board has seen this item; he stressed that the meeting is a workshop, comments will be received, and no decisions will be made tonight.

City Council discussion ensued. Concern was expressed that this is the first time the item has been brought forward to the City Council and Design Review Board, and a desire was expressed to have periodic updates and opportunities for feedback; it was suggested that focus groups be formed; a series of workshops be held; and the workshops be broken up into segments so it's easier to understand; Council also expressed concern about the notification process and the low turnout at the community workshops.

CITY MANAGER BROWN responded to the concerns raised about the public outreach process; context and history; he addressed increasing costs of animal control and Sheriffs, and their impact to the City's budget, and the need to make changes and find practical ways to achieve goals established in the plan; he recommended hearing tonight's presentation; he reminded the Council and Board that no decisions would be made tonight.

COMMUNITY DEVELOPMENT DIRECTOR WADE appreciated comments made by City Manager Brown; he acknowledged Council's concern regarding lack of notice and communications to Council and community members but added that outreach was no different than any other project; and the community was engaged; he spoke of the history of development in Imperial Beach during the boom with threat of losing commercial land to residential development; and even in the recent economic boom there was zero development in the commercial zone, only mixed use development in the C-3 zone; as a result, City Council directed staff to look at ways to maximize development potential of commercial retail development in our commercial zones and not lose that land to residential development.

Discussion ensued regarding the format for tonight's discussion; concern was raised regarding the ability to get through the whole presentation given the time restrictions.

JOAN ISAACSON, along with Christine Babla and Patrick Jelsema of EDAW AECOM, gave a PowerPoint presentation; topics covered included: the project's purpose and background, public involvement which included stakeholder interviews and two public workshops, guiding principles, economic and development feasibility analysis, development prototypes and proposed zoning amendments including: zoning and land use changes such as increase in height and density, establishing Commercial and Retail Standards for floor area ratio, setbacks and stepbacks; and providing development incentives.

CHRIS GRAY, of Fehr & Peers, gave a PowerPoint presentation on the parking recommendations; he spoke about the issues with the current code and stressed that there is a need to refine parking standards to support mixed use.

MAYOR JANNEY spoke in support for another City Council/Design Review Board meeting to obtain the group's input.

Discussion ensued regarding a second joint City Council/Design Review Board meeting for discussion and input; there was a request for focused attention on land use designations and parking definitions; breaking up the presentation into sections; there was a suggestion for a centralized vision for each section of the City due to vague guidelines; there was a suggestion to get into all the questions and comments section by section; there was a suggestion to meet once a month; concern was raised regarding the process becoming long and drawn out.

COMMUNITY DEVELOPMENT DIRECTOR WADE stated the project/process did undergo a community outreach effort and staff used the same outreach list as used for all projects; also engaged were the Chamber of Commerce, BID, DRB and City Council; he stressed the need for good ground floor retail and to consider changes to the height and/or density.

ADJOURNMENT

MAYOR JANNEY adjourned the Workshop meeting at 8:49 p.m.

James C. Janney
Mayor

Jacqueline M. Hald, CMC
City Clerk

Shirley Nakawatase
Design Review Board Chair

Tina Barclay
Recording Secretary